# PROPERTY DESCRIPTION

**BUILDING AREA**
296,000 SF

**YEAR BUILT**
1986

**COLUMN SPACING**
40x25

**SPRINKLERS**
Wet System

**LOADING POSITIONS**
25 (17 Dock High, 8 Drive-In)

**ROOF**
Firestone (2005)

**BUILDING COVERAGE**
39.2%

**REAL ESTATE TAXES**

| | |
|---|---|
| Total Assessed: | $14,236,100 |
| Total 2021 Taxes: | $273,685 |
| Total PSF: | $0.92 |

**ACCESS**
Two way ingress/egress

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Two way ingress/egress

MARTIN LUTHER KING AVENUE

CORY ROAD

**LAND AREA**
17.89 Acres

Car Link
93,440 SF
3/31/28 LXD

All Modes Transport
151,000 SF
7/31/23 LXD

Morris County Education
8,000 SF
8/31/22 LXD

Preferred Plastics & Packaging
43,560 SF
3/31/26 LXD

**CLEAR HEIGHT**
20'

TRUCK COURT DEPTH: +/- 120'

6.5 ACRES UNDERUTILIZED PARKING

**HVAC**
Original / Various Ages

**ROOFTOP SOLAR**
445.9 kW system installed 2005

**BLOCK / LOTS**
Morris Township: 10401/2 (97% of Property),
Morristown: 303/3 (3% of Property)

**OFFICE FINISH**
11,000 SF (3.7% office finish)

**PARKING**
208 car, 80 Truck/Bus on +6.5 acres

**ZONING**
Block 10401 Lot 2 (I-21 Industrial),
Block 303 Lot 3 (R-3 Single Family Residential)